

TRANSFER

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**WARRANTY DEED****030261**

**KNOW ALL MEN BY THESE PRESENTS, THAT WE, MEG J. SALMON**, of 68 Spring Street, in Belfast, County of Waldo, State of Maine, **BRITT J. SALMON**, of 400 Central Park W 19 S, City of New York, and State of New York, and **IAN D. SALMON**, of 1020 Glendale Road, Charlottesville, Virginia 22901

In Consideration of ONE DOLLAR (\$1.00) and other valuable considerations, paid by **EYE REALTY, LLP**, a Maine Limited Liability Partnership, with a principal place of business in Waterville, County of Kennebec, and State of Maine, whose address is 325-A Kennedy Drive, Waterville, ME 04901

the receipt whereof we do hereby acknowledge, do hereby give, grant, bargain, sell and convey, **WITH WARRANTY COVENANTS**, unto the said **EYE REALTY, LLP**, its successors and assigns forever,

The Unit known as Unit No. 1 in the Kennedy Memorial Drive Medical Office Condominium No. 1, located in Waterville, Kennebec County, State of Maine as more fully appears by a Survey Plan by K & K Land Surveyors, Inc. dated February 10, 1982 and identified as Condominium Survey of Kennebec Memorial Drive Medical Office Condominium No. 1, duly recorded in the Kennebec County Registry of Deeds, File D-82020, and specific reference is made to Kennedy Memorial Drive Medical Office Condominium No. 1 Declaration under the Unit Ownership Act of the Revised Statutes of the State of Maine as amended, Title 33, Section 560 et seq., which Declaration is filed in the Kennebec County Registry of Deeds, Book 2455 Page 170, to which reference is hereby made and the same is incorporated by reference herein.

Being the same premises conveyed to the Grantors herein by Warranty Deed of Edward L. Salmon and Marcia Salmon, dated February 11<sup>th</sup>, 1992 and recorded in the Kennebec Registry of Deeds at Book 4063 Page 343.

Reference is also made to floor plans by Webster, Baldwin, Day, Rohman, Architects, dated February 17, 1982, duly filed with said Registry of Deeds in File D-82-19, to which reference is made and the same is incorporated by reference herein.

Said Units are conveyed together with:

1. An undivided 8.2% percentage interest in the common areas and facilities of the condominium as described in the Declaration attributable to the Unit.
2. An easement of the continuance of all encroachments by the Units on any adjoining units or common areas and facilities existing

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as a result of construction of the building or which may come into existence hereafter as a result of settling or shifting of building, or as a result of repair or restoration of the building or of the Units, after damage or destruction by fire or other casualty, or after taking in condemnation or eminent domain proceedings, or by reason of an alteration or repair to the common areas and facilities made by or with the consent of the Board of Directors.

3. An easement in common with the owners of other units to use any pipes, wires, ducts, flues, cables, conduits, public utility lines and other common areas and facilities located in any of the other units or elsewhere on the property and serving the unit.

4. All rights and easements in common with other unit owners as described in the Declaration, including the description of property attached as Appendix 1 to the Declaration.

Said unit is conveyed subject to:

1. All easements and encumbrances contained in the Declaration, including but not limited to the description of property attached as Appendix 1 to the Declaration.

2. Easements in favor of adjoining units and in favor of the common areas and facilities for the continuance of all encroachments of such adjoining units or common areas and facilities on the units, now existing as a result of construction of the building, or which may come into existence hereafter as a result of the settling or shifting of the building, or of any adjoining unit or of the common areas and facilities after damage or destruction by fire or other casualty or after a taking in condemnation or eminent domain proceedings, or by reason of an alteration or repair to the common areas and facilities made by or with the consent of the Board of Directors.

3. An easement in favor of the other units to use the pipes, wires, ducts, flues, conduits, cables, public utility lines and other common areas and facilities located in the units or elsewhere on the property and serving such other units.

4. The provisions of the Declaration and appendices thereto, bylaws and floor plans of Kennedy Memorial Drive Medical Office Condominium No. 1 recorded simultaneously with and as part of the Declaration, as the same may be amended from time to time by instrument recorded in the Kennebec County Registry of Deeds, which shall constitute covenants running with the land and shall bind any person having at any time any interest or estate in the units, his family, servants and visitors, as if those provisions were recited and stipulated at length herein.

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IN WITNESS WHEREOF, I, the said **MEG J. SALMON**, have hereunto set my hand and seal this 21 day of November, 2000.

Signed, Sealed and Delivered  
in the presence of:

Barbara A. Leavitt  
Witness

Meg J. Salmon  
**MEG J. SALMON**

**ACKNOWLEDGEMENT**

STATE OF MAINE  
KENNEBEC, ss.

November 21, 2000

Personally appeared the above named **MEG J. SALMON** and acknowledged the foregoing instrument to be her free act and deed.

Before me,



Barbara A. Leavitt  
NOTARY PUBLIC

BARBARA A. LEAVITT  
Notary Public, Maine  
My Commission Expires: August 22, 2002

\_\_\_\_\_  
(print name)

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IN WITNESS WHEREOF, I, the said BRITT J. SALMON, have hereunto set my hand and seal this 20<sup>th</sup> day of November, 2000.

Witness

Britt J. Salmon  
BRITT J. SALMON

**ACKNOWLEDGEMENT**

STATE OF NEW YORK  
County of New York

November 20<sup>th</sup>, 2000

Personally appeared the above named BRITT J. SALMON and acknowledged the foregoing instrument to be her free act and deed.

Before me,

Dianne E. Porteous  
NOTARY PUBLIC

DIANNE E. PORTEOUS  
No. 01P050403990  
Notary Public, State of New York  
Qualified in New York County  
My Commission Expires 09/25/01

(print name)



41-96-2

IN WITNESS WHEREOF, I, the said IAN D. SALMON, have hereunto set my hand and seal this 21<sup>st</sup> day of November, 2000.

[Signature]  
Witness

[Signature]  
IAN D. SALMON

**ACKNOWLEDGEMENT**

Virginia  
STATE OF ~~NORTH CAROLINA~~  
County of Albemarle

November 21<sup>st</sup>, 2000

Personally appeared the above named IAN D. SALMON and acknowledged the foregoing instrument to be his free act and deed.

Before me,



[Signature]  
NOTARY PUBLIC

BARBARA A. MILLAR  
(print name)

My Commission Expires November 30, 2001

re. Deeds. SALMON to EYE REALTY, LLP DEED



RECEIVED KENNEBEC SS.

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ATTEST: [Signature]  
REGISTER OF DEEDS